



**DATE:** October 29, 2021

**TO:** Northwest Design Review Board Members  
Project File

**FROM:** Greg Johnson, SDCI Land Use Planner

**RE:** **Project No. 3037857-LU, 106 NW 36TH ST**  
November 1, 2021 at 5:00 pm  
Recommendation Meeting

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Hello:

You should have already received the packet for next week's **Recommendation** meeting (Monday, November 1<sup>st</sup> at 5:00 pm). Enclosed within the packet was a copy of the meeting report from EDG.

**Project Summary:** Land Use application to allow a 6-story, 68-unit apartment building with retail. Parking for 33 vehicles proposed. Existing buildings to be demolished.

**Public Comment Summary:** The following is a list of design related issues/concerns/comments that have been received by SDCI to date.

- Opposed to the proposed development.
- Favored reducing the scope and number of stories to be closer in height to that of existing structures on the block.

**Project Highlights/Issues/Concerns:**

1. **Massing Response to EDG.** Please discuss the massing evolution since EDG. The design appears to better integrate the commercial base with the upper-floors compared to the preferred massing option at EDG.
2. **Zone Transition.** The proposed building mass along the zone transition to the north appears to be similar to the EDG proposal. Add conditions as necessary to address specific zone transition concerns.
3. **Recreation Space.** Since EDG, the parking design has changed. Previously, a two-level parking design was shown with a driveway access to 1<sup>st</sup> Avenue NW to an upper-level of parking. Since EDG, the applicant has removed the upper-level parking proposal and redesigned the space as amenity space. Please provide any necessary guidance and conditions on the integration of this space into the overall project design.

4. **Industrial Design Concept.** Please discuss the integration of the industrial design concept, as proposed at EDG, into the project design through massing and the application of building materials.
5. **Street Frontage Interaction.** Please discuss the relationship of the building façades and interior spaces to the street frontages, including the commercial spaces, outdoor patio space, east façade along the uphill slope of 1<sup>st</sup> Avenue NW, and residential entry along 1<sup>st</sup> Avenue NW.
6. **Alley Access to Site.** The applicant is currently working with SDOT to design a required vehicle turnaround that utilizes the alley and lower-level parking area. Two turnaround options are being considered: one with a small alley extension to the north that is part of the current design proposal and an alternate design without the alley extension. The alternate design is diagrammed on packet page 28. Packet pages 27 and 28 show the implications of the turnaround designs on the west façade. Consider adding guidance and/or conditions to address design concerns about the impact of either turnaround design on the west façade or other elements of the project design.

This project is not requesting any development standard departures, therefore it is capped at having a maximum of one Recommendation meeting. The planner will continue working with the applicant to develop a design that is responsive to the Board's guidance. If the Board has significant concerns about a project, they may make recommendations to SDCI and take a vote about the Board's preferred next steps. SDCI will then review the issues and make a determination in response. In either case, the Board should clearly articulate the issues that need to be addressed and resolved with staff (if the project does not return for another meeting) or with the Board (if the project does return for another meeting).

Thank you and see you next week!